

# UNOFFICIAL COPY

025013465/0X9932385(2)

## WARRANTY DEED

The Grantor, ROBERT ESVANG, divorced and not since remarried, of the City of Elgin, County of Kane and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to the Grantees,



Doc#: 0507433098  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 03/15/2005 10:31 AM Pg: 1 of 2

JIM. NGUYEN and SALVATRICE GALIONE  
615 Gunderson, Apt. 205  
Carol Stream, IL 60188

not in tenancy in common but in joint tenancy, the following described real estate, to wit:

### PARCEL ONE:

UNIT 27-A-2-2 IN HEARTHWOOD FARMS CONDOMINIUM, PHASE III, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS IN HEARTHWOOD FARMS SUBDIVISION, UNIT 3, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 88461155, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

### PARCEL TWO:

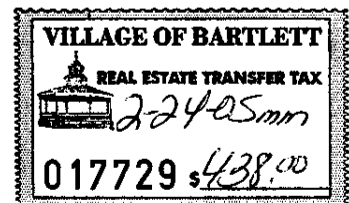
THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 27-A-2-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 88461155, IN COOK COUNTY, ILLINOIS.

### PARCEL THREE:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HEARTHWOOD FARMS CONDOMINIUM ASSOCIATION RECORDED DECEMBER 11, 1981 AS DOCUMENT 26083806 AS AMENDED FROM TIME TO TIME FOR INGRESS AND EGRESS.

Subject to: General Real Estate taxes from 2004 and subsequent years; covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Index Nos.: 06-35-400-097-1042  
Address of Real Estate: 657 Thorntree Court, D2, Bartlett, IL 60103



esvang.ded

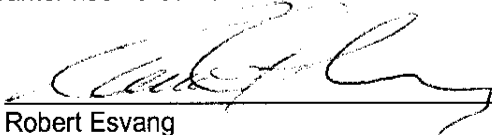
Chicago Title Insurance Company  
1795 West State Street  
Geneva, IL 60134

0507433098

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 25 day of February, 2005.

  
Robert Esvang

State of Illinois        )  
                                  ) SS  
County of Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT ESVANG, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 25 day of February, 2005.

  
Notary Public

Prepared by:           Diana S. Larson  
                              963 Stonehaven Drive  
                              Elgin, IL 60123

After recording mail to: Robert M. Marder  
                                  1076 South Roselle Road  
                                  Schaumburg, IL 60193

Mail Tax Bills To:     Jim:    Nguyen and Salvatrice Galione  
                                  657 Thorntree Court, D2  
                                  Bartlett, IL 60103

